



Ministry of
Environment

CERTIFICATE OF COMPLIANCE
(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that as of the date indicated below, the site identified in Schedule A of this Certificate of Compliance has been satisfactorily remediated to meet the applicable Contaminated Sites Regulation remediation standards and criteria.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B.

The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

A Director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

JUN 09 2016

Date Issued

Peter Kickham

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 4760 Keith Avenue, Terrace, British Columbia which is more particularly known and described as:

Lot A, District Lot 361, Range 5, Coast District, Plan 6510
PID: 004-780-663

The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 54° 30' 50.5"
Longitude: 128° 35' 52.5"

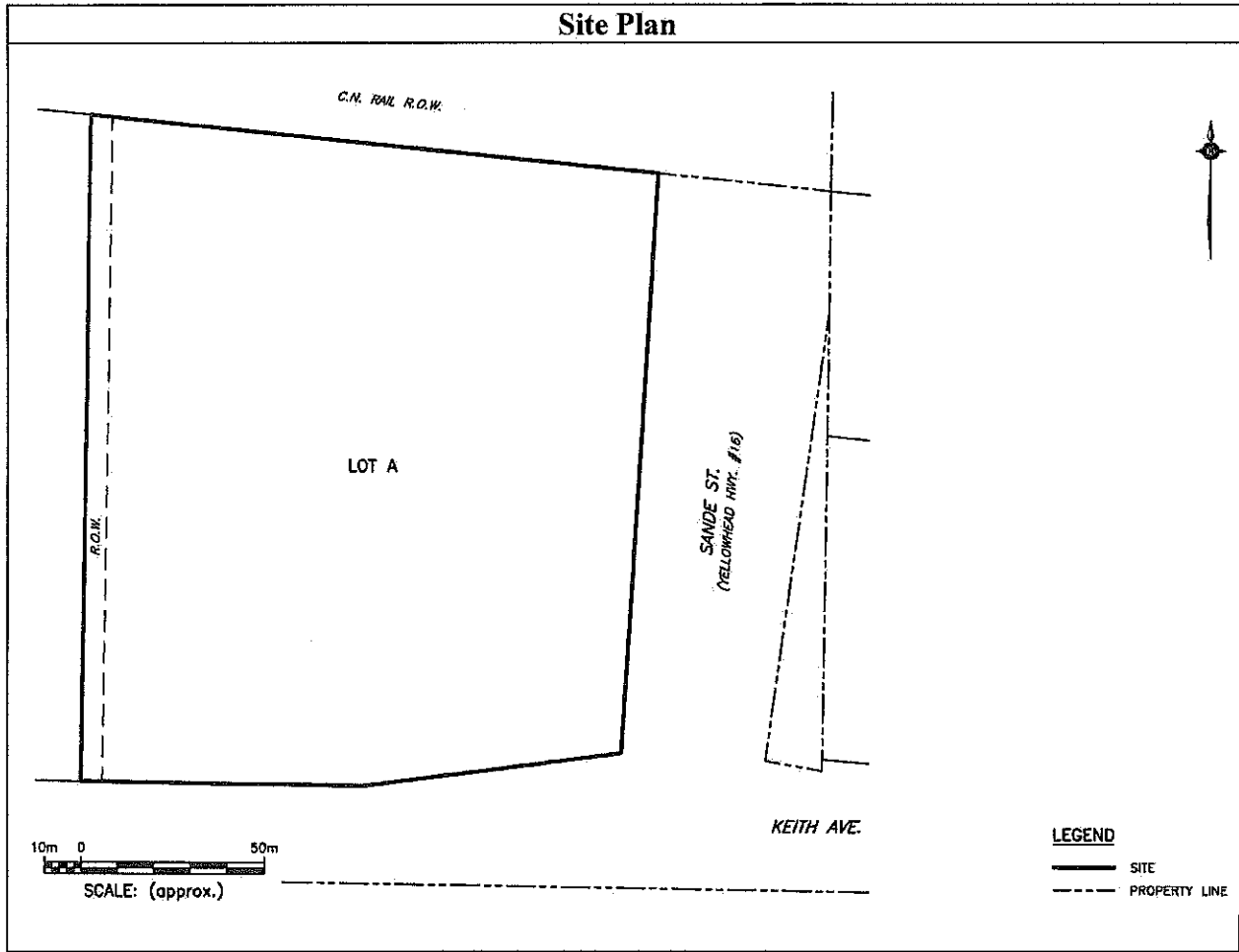
JUN 09 2016

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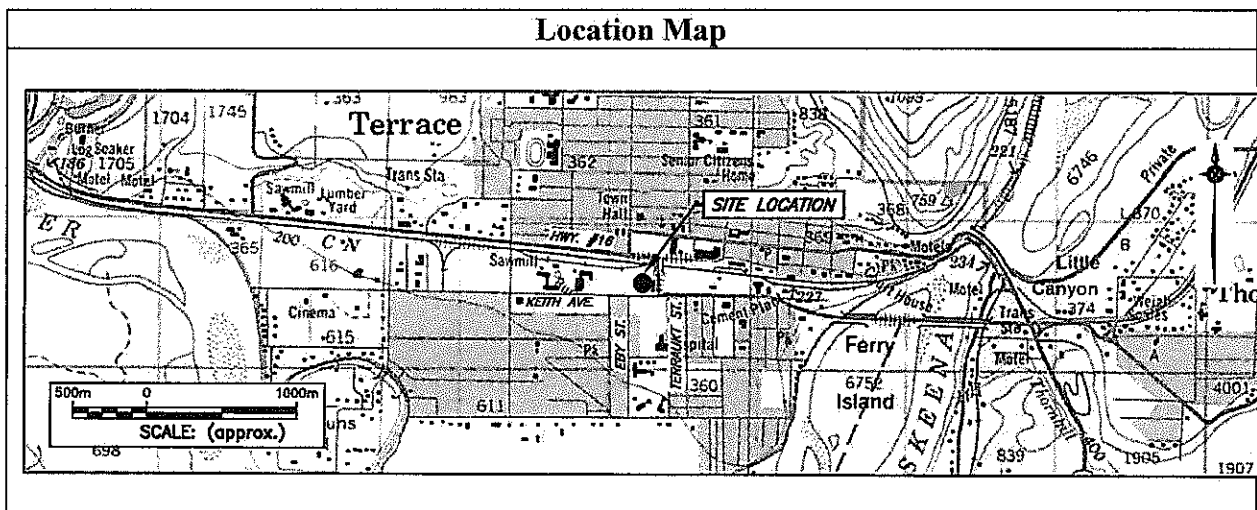


Peter Kickham
For Director, *Environmental Management Act*

Site Plan



Location Map



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical and risk-based standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

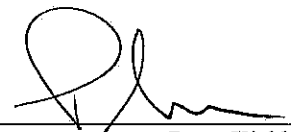
- (a) Buildings constructed on the site must be limited to slab-on-grade construction (without basements), have surface-oriented concrete slab foundations and footings without basements.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) Groundwater must not be used as drinking water.
 - (b) Future buildings must be constructed with a surface-oriented concrete slab foundation and footings without basement.
3. If requested by the Director, the responsible person must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.

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5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- VPHs, LEPHs, and HEPHs;
- Meta- chlorophenol and 3,4,5- trichlorophenol; and
- Benzene, ethylbenzene, toluene and xylene.

To meet risk-based remediation standards:

- Zinc; and
- Pentachlorophenol.

Substances remediated in vapour for commercial land vapour use:

To meet risk-based remediation standards:

- VPH_v.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

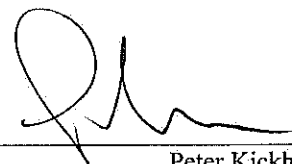
- Toluene and xylenes (total).

To meet risk-based remediation standards:

- Arsenic;
- Dichlorophenol , monochlorophenol , pentachlorophenol, tetrachlorophenol and trichlorophenol ; and
- Benzene and ethylbenzene.

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Schedule D

Documents

Summary of Site Condition, 4760 Keith Avenue, Terrace, BC, Keystone Environmental Ltd., December 22, 2015;

Performance Verification Plan for Certificate of Compliance, 4760 Keith Avenue, Terrace, BC, Keystone Environmental Ltd., December 22, 2015;

Human Health and Ecological Risk Assessment, 4760 Keith Avenue, Terrace, BC. Keystone Environmental Ltd., December 21, 2015;

Preliminary Site Investigation Stage 1 Update and Detailed Site Investigation, 4760 Keith Avenue, Terrace, BC. Keystone Environmental Ltd., December 15, 2015;

Revised Application for Local Background Concentration Determination in Groundwater for Dissolved Arsenic, 4760 Keith Avenue, Terrace, BC. Keystone Environmental Ltd., August 21, 2015;

June 2011 to April 2013 Investigation Results, Mills Memorial Hospital at 4720 Haugland Avenue, Terrace, BC (LC: P06154). SNC-Lavalin Environment Inc., August 29, 2013;

Soil, Water and Soil Vapour Investigation Results, Former Shell Cardlock at 4760 Keith Avenue, Terrace, BC (LC: P06154). SNC-Lavalin Environment Inc., August 7, 2013;

DRAFT Former Shell Cardlock – 4760 Keith Avenue, Terrace, BC, Summary of April 2009 Off Site Investigation Results. SNC-Lavalin Environment Inc., July 2, 2009;

Stage 1 and Stage 2 Preliminary Site Investigations, Volume 1 of 2 and Volume 2 of 2. Shell Cardlock, 4760 Keith Avenue, Terrace, BC, Location Code P06154. SNC-Lavalin Environment Inc., April 10, 2002;

Phase II Environmental Assessment, Terrace Card Lock, 4760 Keith Avenue, Terrace, BC, Location Code P03071. Morrow Environmental Consultants Inc., July 29, 1993;

Environmental Assessment, Shell Canada Products Ltd., Terrace Card Lock 4760 Keith Avenue, Terrace, BC, Location Code P03071. Morrow Environmental Consultants Inc., October 29, 1992 and

Environmental Assessment, Shell Canada Products Ltd., 4760 Keith Avenue, Terrace, BC. Morrow Environmental Consultants Inc., April 21, 1992.

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